

ACHS SUMMARY FORM

- Name Pratt House
2. Planning Area/Site Number 31/7 3. MNCPPC Atlas Reference Map 21
Capitol View H.D. H-4
4. Address 10012 Capitol View Avenue, Silver Spring
5. Classification Summary
- Category building
- Ownership private
- Public Acquisition NA
- Status occupied
- Accessible no
- Present use private residence
- Previous Survey Recording M-MCPC Federal State X County X Local
- (Title and date: Inventory of Historical Sites - 1976)
6. Date 1892-5 7. Original Owner Frederick W. Pratt
8. Apparent Condition
- a. good c. original site
- b. unaltered

Description: This 3 bay, 2½ story house is located behind a massive fieldstone wall, and faces south. Constructed of uncoursed fieldstone at the first level and white shingled exterior frame walls at the second level, this house has an unusual layout. At the southwest corner of the south elevation there is a 2 story turret with a conical roof. The south porch extends from this turret around to the east elevation. The second level of the house extends out over the first level porch on the south elevation, and is supported by 2 fieldstone posts. The entire porch is enclosed by a balustrated railing. There are 1-over-1 double-hung windows throughout the house. The house has a hipped roof with slate covering. There is an exterior chimney on the west elevation and 2 interior chimneys on the east elevations.

10. Significance: This building is significant as one of the first residences in the new subdivision known as Capitol View Park, a stop along the Metropolitan Branch of the B&O Railroad. To this area in 1891 came Frederick W. Pratt, of Washington, D.C., to purchase 34,915 square feet from Oliver and Mary Harr. By 1895 Pratt had moved his family into a large home with 11 rooms, a bath, and a detached wash house. The view which the Pratt family had of the Capitol gave the area its name. Walter Pratt, Jr. purchased land totalling 9 acres adjacent to his residence in 1927 and the 1940s, in an attempt to isolate his beautifully landscaped residence; this land included a quarry. The property remained in the Pratt family until 1978, when 1 acre and the house were sold to the present owner.

11. Date researched 2/79 - Dianne C. Smith Candy Reed
Architectural Description
12. Compiler Eileen McGuckian 13. Date Compiled 2/79 14. Designation
Approval
15. Acreage: 44,545.9 sq. ft.

MARYLAND HISTORICAL TRUST

M: 31/7/2
Capitol View H.D.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC Pratt House

AND/OR COMMON

2 LOCATION

STREET & NUMBER 10012 Capitol View Avenue

CITY, TOWN Silver Spring

___ VICINITY OF

CONGRESSIONAL DISTRICT

8

STATE

Maryland

COUNTY

Montgomery 20910

3 CLASSIFICATION

CATEGORY

___ DISTRICT

☒ BUILDING(S)

___ STRUCTURE

___ SITE

___ OBJECT

OWNERSHIP

___ PUBLIC

☒ PRIVATE

___ BOTH

PUBLIC ACQUISITION

___ IN PROCESS

___ BEING CONSIDERED

STATUS

☒ OCCUPIED

___ UNOCCUPIED

___ WORK IN PROGRESS

ACCESSIBLE

___ YES: RESTRICTED

___ YES: UNRESTRICTED

☒ NO

PRESENT USE

___ AGRICULTURE

___ MUSEUM

___ COMMERCIAL

___ PARK

___ EDUCATIONAL

☒ PRIVATE RESIDENCE

___ ENTERTAINMENT

___ RELIGIOUS

___ GOVERNMENT

___ SCIENTIFIC

___ INDUSTRIAL

___ TRANSPORTATION

___ MILITARY

___ OTHER:

4 OWNER OF PROPERTY

NAME Robert F. McCulloch

Telephone #: 362-5133

STREET & NUMBER

4800 Upton Street

CITY, TOWN

Washington, D.C.

___ VICINITY OF

STATE, zip code

20016

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

Montgomery County Courthouse

Liber #: 5243

Folio #: 878

STREET & NUMBER

CITY, TOWN

Rockville

STATE

Maryland

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

M-NCPPC Inventory of Historical Sites

DATE

1976

___ FEDERAL ☒ STATE ☒ COUNTY ___ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Park Historian's Office

CITY, TOWN

Rockville

STATE

Maryland 20855

7 DESCRIPTION

M:31-7-2

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This three bay, two and a half story house is located behind a massive fieldstone wall, and faces south.

Constructed of uncoursed fieldstone at the first level and white shingled exterior frame walls at the second level, this house has an unusual layout. At the southwest corner of the south elevation there is a two story turret with a conical roof. The south porch extends from this turret around to the east elevation. The second level of the house extends out over the first level porch on the south elevation, and is supported by two fieldstone posts. On the east elevation there is a flat roof, enclosed by a balustraded railing, supported by four chamfered wooden posts. The entire porch, south and east elevations is enclosed by a balustraded railing. The south door is glass and wooden paneled. On the west elevation five poured concrete steps lead to a small gabled porch with tongue and groove siding. The west door is glass and wooden paneled.

There are one over one double hung windows throughout the house. At the first level, north elevation, there is a triple arrangement of one over one double hung windows with a molded lintel and sill. There are two six light casement windows on the west elevation. On all four elevations there is a gabled dormer window with paired six light casement windows.

The house has a hipped roof with slate covering. There is an exterior chimney on the west elevation and two interior chimneys on the east elevations.

To the rear of the house is a 3 car garage, constructed in the 1920s. The cement fish pond was added about 1913. The wooden paneled breakfast area was originally a porch. The stone wall, which matches the dwelling foundation, was constructed in 1930 for safety reasons.

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

M:31-7-2

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION		Local History	

SPECIFIC DATES 1892-5

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

This building is significant as one of the first residences in the new subdivision known as Capitol View Park, a stop along the Metropolitan Branch of the B & O Railroad.¹ To this area in 1891 came Frederick W. Pratt, of Washington, D.C., to purchase 34,915 square feet from Oliver and Mary Harr.² By 1895 Pratt had moved his family into a large home with 11 rooms, a bath, and a detached wash house.³ The view which the Pratt family had of the Capitol gave the area its name.⁴

Until 1978 this home remained in the Pratt family, except for 24 days in 1904 when John C. Heald bought it from Frederick W. Pratt,⁵ and sold it to Frederick's brother's son, Walter S. Pratt, Jr.⁶

Walter Pratt, Jr. purchased land totalling 9 acres adjacent to his residence in 1927 and the 1940s,⁷ in an attempt to isolate his beautifully landscaped residence; this land included a quarry. In 1966 this property was put into a trust at Riggs National Bank,⁸ and from that time until 1978 the bank rented the residence. In October 1978 the house and a surrounding acre of land was sold to Robert McCulloch, who leases it to Mr. & Mrs. George Higgins. The remaining acreage is still in the names of the children of Walter Pratt, Jr.⁹

FOOTNOTES:

1. Land Records of Montgomery County, Md., Plat A/9. (1887).
2. Ibid., JA25/481.
3. Montgomery County Assessment Records, 1895.
4. Interview: Helen Louise Pratt Secrest, fall 1978.
5. Land Records, Op. Cit., 176/268.
6. Ibid., 176/379.
7. Ibid., 438/393; 458/323; 831/355; 459/326; 955/388; 826/439.
8. Ibid., 3582/28-9.
9. Interview: Walter Cox, Riggs National Bank, fall, 1978.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Land Records of Montgomery County, Md.
 Montgomery County Assessment Records.
 Interviews: Helen Louise Pratt Secrest; Robert McCulloch; Mr. Walter Cox,
 Riggs National Bank - (fall 1978)

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 44,545.9 square feet

VERBAL BOUNDARY DESCRIPTION

Part of Block 28 & part of Pratt Avenue, Capitol View Park;
 Plat Book B, Plat 21.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	COUNTY
STATE	COUNTY

11 FORM PREPARED BY

NAME / TITLE

Dianne C. Smith

Candy Reed - Architectural Description

ORGANIZATION

Sugarloaf Regional Trails

DATE

February 1979

STREET & NUMBER

Box 87

TELEPHONE

926-4510

CITY OR TOWN

Dickerson

STATE

Maryland 20753

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: ~~Maryland Historical Trust~~
~~The Shaw House, 21 State Circle~~
~~Annapolis, Maryland 21401~~
~~(301) 267-1438~~

SUGARLOAF REGIONAL TRAILS
 Box 87, Stronghold
 Dickerson, Md. 20753
 (301) 926-4510

M:31-7-2

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Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

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Account Identifier: District - 13 Account Number - 01874235

Owner Information

Owner Name: MCCULLOCH, MARIA F Use: RESIDENTIAL
Principal Residence: NO
Mailing Address: 4800 UPTON ST N W Deed Reference: 1) / 9934/ 478
WASHINGTON DC 20016 2)

Location & Structure Information

Premises Address Zoning Legal Description
10012 CAPITOL VIEW AVE R60 CAPITOL VIEW PARK AB
SILVER SPRING 20910 D PRATT AVE 5243/878

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
HP62				5		P28		80	Plat Ref:
Special Tax Areas			Town Ad Valorem Tax Class	38					
Primary Structure Built			Enclosed Area		Property Land Area			County Use	
1900			3,297 SF		44,545.00 SF			111	
Stories		Basement		Type			Exterior		
2 1/2		YES		STANDARD UNIT			1/2 STUCCO FRAME		

Value Information

	Base Value	Value As Of 01/01/2001	Phase-in Assessments As Of 07/01/2002	As Of 07/01/2003
Land:	80,770	80,770		
Improvements:	189,320	266,590		
Total:	270,090	347,360	321,602	347,360
Preferential Land:	0	0	0	0

Transfer Information

Seller: Date: 09/16/1991 Price: \$0
Type: NOT ARMS-LENGTH Deed1: / 9934/ 478 Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:
Seller: Date: Price:
Type: Deed1: Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2002	07/01/2003
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:

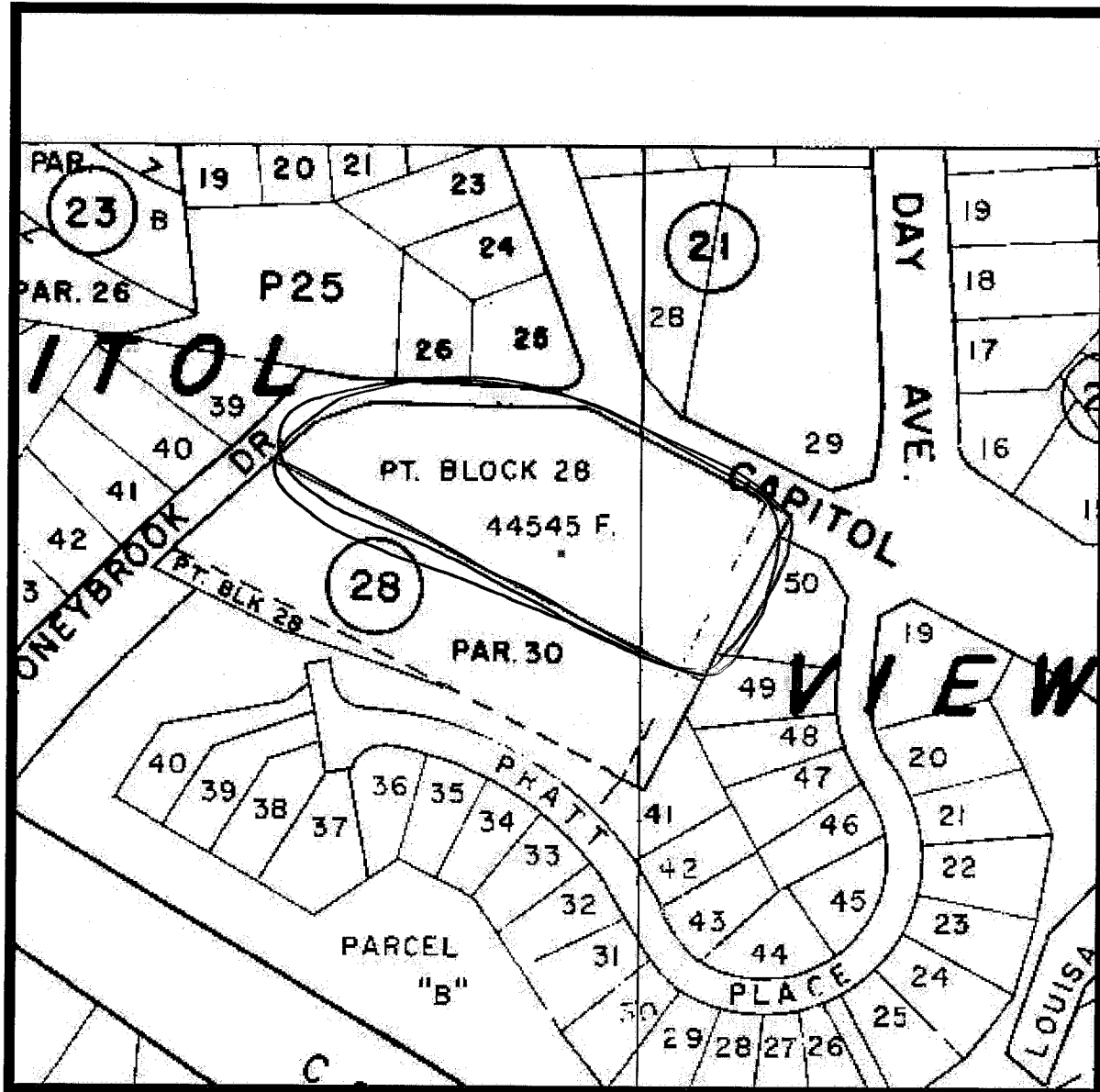
* NONE *



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
Real Property Data Search

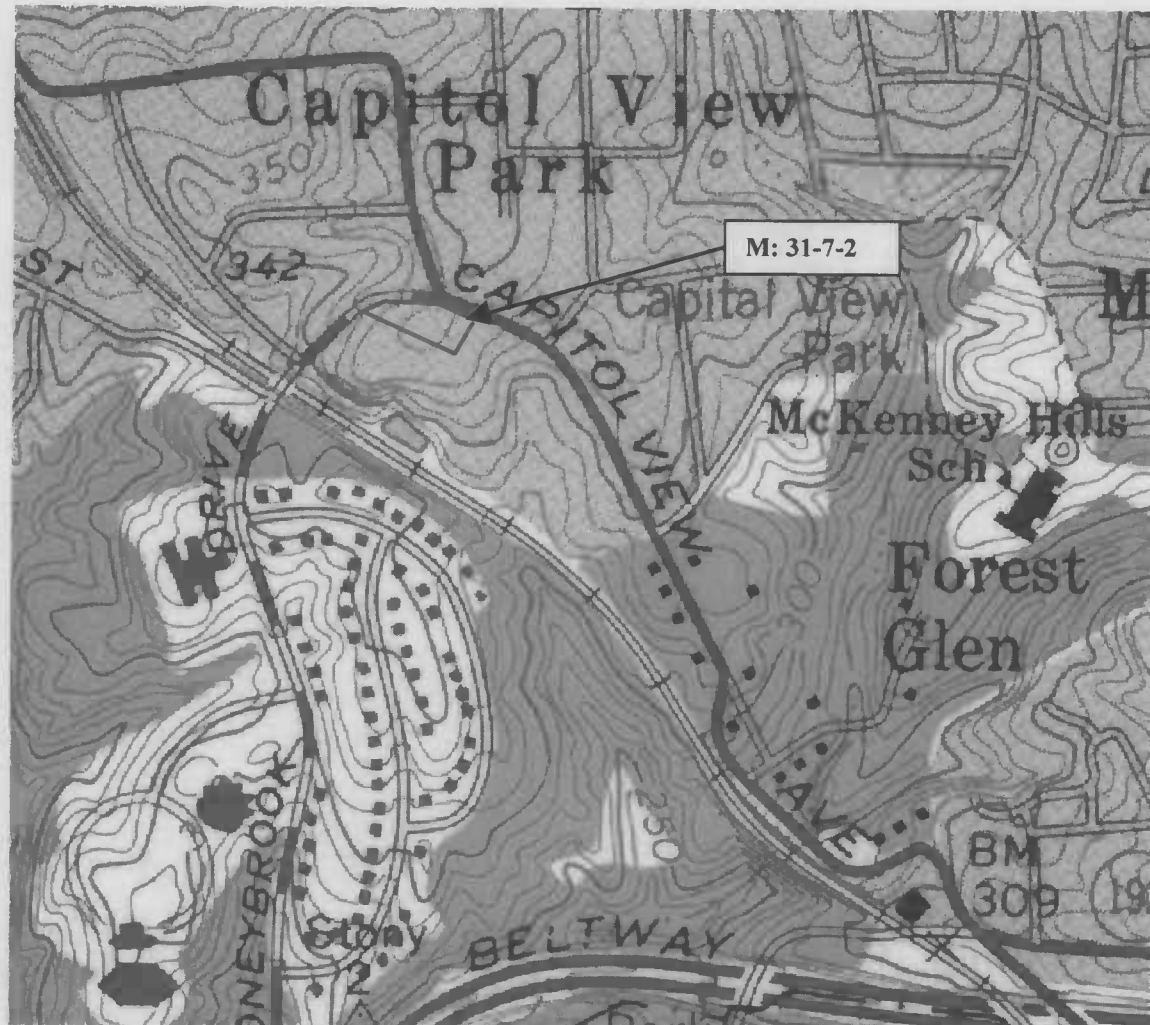
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District - 13 Account Number - 01874235



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For more information on electronic mapping applications, visit the Maryland Department of Planning
web site at www.mdp.state.md.us

M: 31-7-2
Pratt House
10012 Capitol View Avenue (MD 192)
Kensington Quadrangle



M: 31-7-2

10012 Capitol View Avenue (MTD 192)

View South 12/99

See original photo under M: 31-7, Capitol View Park Historic District

